



**ఆంధ్రప్రదేశ్ రాజపత్రము**  
**THE ANDHRA PRADESH GAZETTE**  
**PUBLISHED BY AUTHORITY**

**PART I EXTRAORDINARY**

**No.756**

**AMARAVATI, WEDNESDAY, NOVEMBER 18, 2020**

**G.465**

**NOTIFICATIONS BY GOVERNMENT**

--X--

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT  
(M)**

NELLORE URBAN DEVELOPMENT AUTHORITY - CHANGE OF LAND USE FROM INDUSTRIAL LAND USE TO RESIDENTIAL LAND USE IN SY NO:1576/231-1 EQUIVALENT CAS.NO:131 OF NELLORE BIT - II - APPLIED BY SRI GONUGUNTALA SRINIVASULU & 4 OTHERS – DRAFT VARIATION – NOTIFICATION – ISSUED - REG.

*[Memo.No.2596528/M2/2019, Municipal Administration & Urban Development (M) Department, 18<sup>th</sup> November, 2020]*

**APPENDIX**  
**NOTIFICATION**

The following Draft variation to the Nellore General Town Planning Scheme /Master Plan which was sanctioned in G.O.Ms.No.11, MA&UD Department, dated: 07.01.2011 is proposed in exercise of powers conferred by Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Nellore Municipal Corporation / Nellore Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

**DRAFT VARIATION**

The site falling in Sy.No.1576/231-1 equivalent CAS.No.131 of Nellore Bit-II, Vengamamba street, Settigunta road admeasuring to an extent of 1240.17 sq.mts. The boundaries of which are given in the scheduled below which was earmarked as Industrial use in the General Town Planning Scheme (Master Plan) of Nellore Municipal Corporation sanctioned in G.O.M.S.No.11 MA&UD Dept.,, Dated.07.01.2011, is now proposed to be designated as Residential use by variation of Change of Land Use in the revised part of proposed land use map of GTP M.M.P.No.09/2019/NUDA of Nellore Municipal Corporation and is available in the office of Nellore Municipal Corporation/Nellore Urban Development Authority subject to following conditions:

1. The applicant 9.0 mts before on the boundary of the proposed site u/r adjoining to the industrial land use and vacant.
2. The applicant shall obtain approval of building plans for construction of buildings from the competent authority duly paying necessary charges as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ local body before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act; and
7. any other conditions as may be imposed by Vice Chairperson, Nellore Urban Development Authority, Nellore.

**Schedule of Boundaries**

North -Compound wall of Ramalingeswara Rice mill.  
East -30'-0" wide road  
South -Tirumala Venkataramana Rice mill, Kumar Saw mill & VTT saw mill.  
West -Compund wall of Sri Rama Rice mill.

J. SYAMALA RAO  
SECRETARY TO GOVERNMENT